



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

**Monday, December 14, 2015      David Gebhard Public Meeting Room: 630 Garden Street:      1:00 P.M.**

**BOARD MEMBERS:**      KIRK GRADIN, *Chair* (Consent Agenda Representative)  
                                  SCOTT HOPKINS, *Vice-Chair*  
                                  THIEP CUNG  
                                  COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
                                  STEPHANIE POOLE (Consent Agenda Representative)  
                                  AMY FITZGERALD TRIPP  
                                  WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**      SHEILA LODGE

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                          SUSAN GANTZ, Planning Technician  
                          KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:      Kirk Gradin and Courtney Jane Miller.

Staff present:      Jaime Limón.

### **ABR - REVIEW AFTER FINAL**

**A.      414 N SALSIPUEDES ST      M-1 Zone**

Assessor's Parcel Number:      031-293-018  
 Application Number:      MST2014-00068  
 Owner:      Andros Family Trust  
 Designer:      Adam Cunningham  
 Business Name:      Carr Winery

**(This is a revised project description:** Proposal for legal change of use of one of two commercial buildings on an approximately 8,000 square foot parcel. The project includes the demolition of 1,495 square feet of ground floor/mezzanine and the construction of a 796 square foot patio with fireplace. Also proposed is a 6'-0" tall, 32 linear foot privacy fence with vine pockets. Improvements to the other building on the parcel include permitting an as-built canvas awning above the entry, and planted pots along the streetscape. The project will result in a credit of 1,205 square feet of Growth Management Plan square footage.)

**(Review After Final of changes to the approved project including the following: omit the proposed trellis over the patio, revise outdoor fireplace details, and revise eave detail at existing building.)**

**Motion:**      **Continued one week with the following comments:**  
                          1) Restudy the fireplace to reduce massing, scale, and height.  
                          2) Look at other exterior lighting solutions.  
**Action:**      Gradin/Miller, 2/0/0. Motion carried.

**ABR - FINAL REVIEW****B. 617 BRADBURY AVE****C-2 Zone**

Assessor's Parcel Number: 037-122-006  
 Application Number: MST2007-00559  
 Owner: Leed Santa Barbara, LLC  
 Architect: Garcia Architecture & Design

**(The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing.** The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. **The project requires approval by the City Council.)**

**(Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on December 6, 2010.)**

**Motion: Continued one week with the following comments:**

- 1) Provide additional larger scale architectural details of cornices, columns, post/cap etc., parapets, and all railings.
- 2) On the Bradbury Street elevation, the plaster column and header to the left of the entrance should be detailed and finished to appear as a wood post, per the originally approved design.
- 3) Provide cut sheets for all electrical fixtures, such as can lights and step lights.
- 4) Provide sample of paver size, color, pattern, and dimensions.
- 5) Provide paint chip samples for files.

Action: Gradin/Miller, 2/0/0. Motion carried.

**ABR - FINAL REVIEW****C. 3714 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 053-300-023  
 Application Number: MST2012-00443  
 Owner: KW Fund V-Sandman, LLC  
 Applicant: Kenneth Marshall  
 Architect: Brian Cearnal  
 Agent: John Schuck

(Revision to the previously approved mixed-use development at the former Sandman Inn site (MST2007-00591; City Council Resolution No. 10-020). The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.)

**(Final Approval of architectural and landscaping details is requested. Project was last reviewed on November 23, 2015.)**

**Motion:** **Final Approval of project and landscaping with the following conditions to be verified by staff:**

- 1) Clarify weep screed details 2 and 4 on Sheet D4.1 to provide maximum 3/8 gap between upper and lower plaster base extending down to hardscape condition.
- 2) Call out 3-inch roof downspouts and minimum 5-inch gutter widths on sheet D.1.1.
- 3) Show two-piece Mission tile. Reduce length of exposed roof/wall flashing by providing grout cover.
- 4) Provide hooded bollard-style pathway lighting fixture with warm LED fixtures, at a maximum 18 to 22-inch high and with color to match other lighting.
- 5) All exterior architectural details should be keyed-in to the elevation drawings of each building so the specified detail applies. For example, the detail of the wood Mirador should have a gable end, not a shed roof.
- 6) Landscape plans to include control joint and scoring pattern to be on a diagonal for driveway areas.

Action: Gradin/Miller, 2/0/0. Motion carried.

### **ABR - FINAL REVIEW**

#### **D. 3869 STATE ST**

**C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-037  
 Application Number: MST2013-00282  
 Owner: Housing Authority City of Santa Barbara  
 Architect: Peikert & RRM Design Group

(Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.)

**(Final Approval of architectural and landscaping details is requested. Project was last reviewed on November 23, 2015.)**

**Motion:** **Final Approval as submitted of architectural and landscape details.**

Action: Gradin/Miller, 2/0/0. Motion carried.